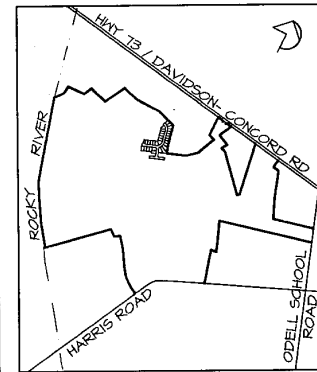


VICINITY MAP
SITE MAP

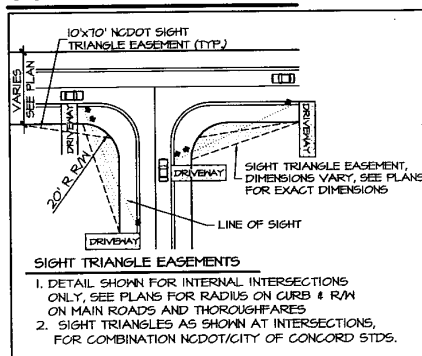


On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

LEGEND

- SDE STORM DRAINAGE EASEMENT(PRIVATE)
- PDE PUBLIC STORM DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- MBL MINIMUM BUILDING LINE
- STE SIGHT TRIANGLE ESMT
- RY REAR YARD
- COS COMMON OPEN SPACE
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB/PAVEMENT LINE
- ZONING MBL/YARD LINE
- STORM/SEWER EASEMENT LINE
- SIGHT EASEMENT LINE
- WETLANDS LINE

SIGHT TRIANGLE EASEMENT DETAIL



OFFICE REGISTER OF DEEDS CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE DAY OF 20 AT 0'CLOCK M AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA BOOK PAGE LINDA F. MCABEE REGISTER OF DEEDS BY ASSISTANT/ DEPUTY

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CROSSING AT VILLAGES AT MOSS CREEK MAP 1 PH 3 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 4/6/04 FINANCE DIRECTOR

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

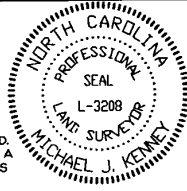
I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK VILLAGES (THE CROSSING AT MOSS CREEK MAP 1)

DATE 4-6-04 DR. OF ELECTRIC SYSTEM

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. KENNEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DISCRIPTION RECORDED IN BK PG THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FURNISHED IN BK PG THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BK PG THAT THAT RATIO OF PRECISION AS CALCULATED IS 1/10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30.1, AS AMENDED. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, REG. NO. AND SEAL THIS 3RD DAY OF MARCH AD 2004

DATE 3/15/2004 PROFESSIONAL LAND SURVEYOR - L3108



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE A L. STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

DATE 4/5/04 OWNER

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE 4/6/04 DR. OF PLANNING
DATE 4/7/04 CITY ATTORNEY

PLAT REVIEW OFFICE'S CERTIFICATE (as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, ROBERT MURPHY, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.
DATE 4-6-04 REVIEW OFFICER

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK VILLAGES (THE CROSSING AT MOSS CREEK MAP 1)
DATE 4/7/04 DR. OF ENGINEERING

Street Blades:

- [1] 1620 Apple Tree Pl NW at 9620 Ravenscroft Ln NW
- [2] 1600 Trippett St NW at 9580 Indian Beech Ave NW
- [3] 1600 Ryan St NW at 9570 Indian Beech Ave NW
- [4] 1620 Ryan St NW at 9640 Ravenscroft Ln NW
- [5] 1600 Broderick St NW at 9560 Indian Beech Ave NW

DRAINAGE ESMT. LINE TABLE

LINE	LENGTH	BEARING
L-A	9.33'	N65°22'22"W
L-B	39.17'	N66°30'06"W
L-C	48.95'	S06°12'27"W
L-D	44.36'	N64°50'09"W

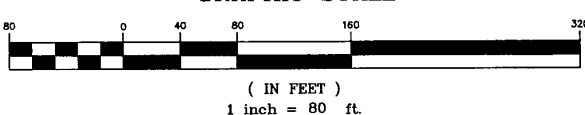
LINE TABLE

LINE	LENGTH	BEARING
L-1	20.25'	N95°0'09"W
L-2	20.25'	S19°50'09"E
L-3	16.34'	N71°19'26"W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-249	25.00'	39.27'	25.00'	35.36'	N25°09'57"E	90°00'00"
C-250	25.00'	39.27'	25.00'	35.36'	N64°50'09"W	90°00'00"
C-251	25.00'	39.27'	25.00'	35.36'	N25°09'57"E	90°00'00"
C-252	170.00'	66.42'	33.64'	66.00'	S08°38'33"E	22°23'11"
C-253	190.00'	67.77'	34.68'	67.01'	S04°54'02"E	29°52'14"
C-254	25.00'	39.27'	25.00'	35.36'	S64°50'09"E	90°00'00"
C-255	125.00'	56.78'	28.36'	55.32'	N67°22'49"E	25°34'03"
C-256	125.00'	122.09'	66.41'	117.29'	N6°36'59"E	55°57'38"
C-257	125.00'	16.80'	8.41'	16.78'	N52°48'57"W	07°41'55"
C-258	125.00'	14.02'	6.92'	14.00'	N45°11'36"W	57°5'40"
C-259	175.00'	36.32'	18.23'	36.26'	N65°22'37"W	1°53'33"
C-260	175.00'	51.22'	25.79'	51.04'	N67°02'48"W	1°46'10"
C-261	175.00'	51.22'	25.79'	51.04'	N84°16'38"W	1°46'10"
C-262	175.00'	44.37'	22.31'	44.26'	N8°37'41"W	14°31'42"
C-263	175.00'	6.87'	3.44'	6.87'	N01°4'20"W	02°5'01"
C-264	175.00'	51.22'	25.79'	51.04'	N00°43'44"W	1°46'10"
C-265	175.00'	51.22'	25.79'	51.04'	N6°02'26"E	1°46'10"
C-266	175.00'	44.68'	22.46'	44.56'	N3°44'23"E	14°37'43"
C-267	175.00'	21.97'	11.00'	21.96'	N42°39'02"E	07°11'35"
C-268	25.00'	28.83'	16.26'	27.26'	S32°20'09"W	66°04'58"
C-269	25.00'	39.27'	25.00'	35.36'	S64°50'09"E	90°00'00"

GRAPHIC SCALE



DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 750 AC.
AREA OF COMMON OPEN SPACE: 0.00 AC.
ACREAGE IN LOTS: 547 AC.
ACREAGE IN STREET R/W: 2.03 AC.
TOTAL LOTS: 31
LINEAR FEET OF STREET:
APPLE TREE PLACE NW: 137 LF
RAVENS CROFT LANE NW: 1064 LF
RYAN STREET NW: 273 LF
INDIAN BEECH AVENUE NW: 370 LF
TRIPPETT STREET NW: 25 LF
BRODERICK NW: 25 LF
LOT DATA:
FRONT SETBACK: 20' (5 LOTS), 30' (26 LOTS)
SIDEYARD: 3'
REARYARD: 20' INTERNAL / 25' EXTERNAL

1. 4/2/04 REVISED PER CITY OF CONCORD.
REVISION SUMMARY

FINAL PLAT MOSS CREEK VILLAGES (PH. 3) The Crossing at Moss Creek Map 1 City of Concord, Township 3, Cabarrus County, North Carolina Owner: J & B Development & Management, Inc. 9179 Davidson Highway Concord, NC 28227	
Scale: 1" = 80'	Drawn By: MIK
Date: 3/15/2004	Job No.: 4399